
INTRODUCTION

PURPOSE OF THE PLAN

The Mira Mesa Community Plan and Local Coastal Program Land Use Plan is the City's adopted statement of policy for the physical development of Mira Mesa. It establishes the goals and policies that will guide the City as it reviews development proposals and makes land use decisions. The Plan designates appropriate areas for residential uses, commercial services, and industrial and other employment generating uses, as well as areas that should remain free of development due to topographic, vegetation or wildlife characteristics. The Plan also designates appropriate locations for public facilities such as transportation improvements, parks, schools, libraries and fire stations that will be necessary to support the level of development projected by the Plan.

Since the last update of the Plan in 1981, Mira Mesa has experienced rapid residential and industrial development, as have the other communities within the I-15 corridor. This growth has been considered problematic because the provision of public facilities and services has not kept pace with the community's population. Deficiencies in facilities have resulted in peak hour traffic congestion (particularly at community exit points), overcrowded schools, insufficient library space and a shortage of park acreage and facilities.

Some steps have already been taken to remedy these deficiencies. On January 5, 1988, the City Council approved an amendment to the Plan that added approximately 45 acres of designated park land in Mira Mesa. In addition, in February 1987, the City Council initiated a comprehensive update of the 1981 plan to address the remaining facilities needs. This Plan is the product of that comprehensive update.

PLAN ORGANIZATION

The Plan consists of two parts: (1) the text of this document which sets forth goals, policies, proposals and recommended actions, and (2) a land use map at a scale of one inch to 800 feet, which depicts land use designations throughout the community. This land use map is included in the appendices to the Plan. Smaller scale land use maps are provided throughout the text of this document to illustrate Plan proposals.

The Plan text is organized as follows:

The **Introduction** to the Plan describes the purpose of and reasons for the Plan update.

Background information on community history, a description of the environmental and urban framework within which the Plan was prepared, and a summary of other planning programs that have influenced the preparation of this Plan are provided in the **Planning Context** (Section III).

The **Elements of the Community Plan** (Section IV) set out the goals for the future development of the community, the policies that will guide the actions of the City as it works toward achieving these goals, and more specific proposals describing how these policies are to be applied to particular areas in the community. This section also contains a table of recommended actions to implement the policies and proposals of the Plan and a time frame for implementation. Additional background information is provided in the **Appendices** (Section V).

HOW THE PLAN WAS DEVELOPED

The Plan update process began with a Mira Mesa Planning Group workshop to identify and discuss issues affecting Mira Mesa. Following this meeting, a 30-member task force was established to continue work on the Plan update. The task force included representation from the planning group, community residents, business and property owners, the chambers of commerce, the school board and the community college. The task force identified a number of issues that served as a general framework for the development of the goals, policies and proposals of the Plan update. Among these issues were:

- The need for updated dwelling unit and population projections to reflect several amendments made to the **Residential Land Use Element** since 1981.
- Traffic congestion and the impacts of the proposed Camino Ruiz extension through Los Peñasquitos Canyon Preserve.
- The need for preservation of canyon areas.
- The need for better interaction with the school district.
- The lack of park facilities and the need for better phasing of park and other public facilities; and
- The need for design criteria to address community scale and identity.

In June 1991, a draft Plan update was published and distributed to the Mira Mesa Planning Group for review. To solicit input from the entire community, a public workshop was held before the City Planning Commission in September 1991. All property owners in the community received a notice of the workshop, a one-page summary of the Plan and a copy of the proposed land use map. An additional workshop and two noticed public hearings were held before the Commission in 1991-1992. The Mira Mesa Planning Group continued to review and provide input to the Plan through the workshop and public hearing process.

The City Council adopted the Plan in October 1992, subject to certification of the California Coastal Commission. On September 7, 1993, the City Council considered and adopted revisions to the Plan, which were requested by the Coastal Commission. On November 18, 1993, the Coastal Commission certified that the Plan was consistent with the California Coastal Act.